Application No. 3 Commission District 2 Community Council 8

APPLICATION SUMMARY

2260 Northwest 27th Avenue L.L.C../ Juan J. Mayol, Applicant/Representative:

Jr., Esq. Holland & Knight L.L.P

2260 Northwest 27th Avenue Location:

Total Acreage: ±6.64 Gross Acres (±5.94 Net Acres)

Current Land Use Plan Map Designation: Industrial and Office, and Business and Office

Requested Land Use Plan Map High Density Residential (60 to 125 or more

dwelling units per gross acre) Designation:

Small-scale Amendment Type:

Existing Zoning/Site Condition: IU-1 (Mobile Home Park)

RECOMMENDATIONS

Staff: **DENY (AUGUST 25, 2006)**

North Central Community Council: TO BE DETERMINED

Planning Advisory Board (PAB) acting as TO BE DETERMINED

Local Planning Agency:

Board of County Commissioners: TO BE DETERMINED

Final Recommendation of PAB acting as

Local Planning Agency:

TO BE DETERMINED

Final Action of Board of County TO BE DETERMINED

Commissioners:

Staff recommends **DENIAL** of the proposed small-scale Land Use Plan Map amendment based on the Staff Conclusions located at the end of this report and summarized:

- The subject site is surrounded by industrial and uses and would be subject to noise, vibration, odor, safety and other issues associated with industrial activity;
- The subject site has a 150-foot maximum height restriction mandated by the MDAD and FAA, and a project with the requested land use change would most likely exceed the maximum height requirements for this site;
- The Minor Statistical Area (MSA) in which the application site is located in, MSA 4.6 has no deficiency in residential land supply but does have a deficiency in industrial land;
- The applicant has not provided the state-mandated Mobile Home Relocation Plan; and
- There is an adequate housing supply in this section of Miami-Dade County; thus, there is minimal housing demand at this time.

STAFF ANALYSIS

Location and Land Use

The application site, the River Park Apartments and Trailer Park, consists of one parcel located on the west side of NW 27 Avenue between NW 22 Street and NW 23 Street in the Melrose neighborhood. The parcel is an estimated 5.94 net acres and is zoned IU-1 (Industry-Light). The Comprehensive Development master Plan (CDMP) Land use Map (LUP) designates this site as Industrial.

The River Park Apartments and Trailer Park is accessible from NW 27 Avenue and is comprised of approximately 110 mobile homes in fair to poor condition. Most of the trailers are single detached units. In some instances there are adjacent units having no side yard setbacks; in others, gated car canopies enclose the entire front yard. Two unique features of the site are the mature tree canopy and the presence of approximately ten small, one-story cottages fronting NW 22 Street. The cottages appear to be pre-1940's construction and apparently precede the trailer park. Although in poor condition, the cottages may have historic significance.

Adjacent Land Use and Zoning

The application site is surrounded by industrial uses to the north, south and west, and by commercial and industrial uses in the City of Miami's Allapattah Industrial Park to the east. Directly north and adjacent to the site is a CSX Railroad line, an active line which runs trains 24-hours per day and provides rail access to the Port of Miami River. North of the railroad tracks is a large industrial complex that encompasses the entire block; the current zoning designation in this area is IU-1 and (IU-2) Industry-Heavy. To the south along NW 22 Street are a mix of industrial uses and single-family, duplex and multi-family residences with IU-1, RU-3 (Four-Unit Apartment) and BU-3 (Business-Liberal) zoning designations. The homes in this area are modest and well maintained. The parcel to the west contains a water storage tank for Miami-Dade Water and Sewer Department (WASD) that is currently zoned IU-1. This site also stores construction materials from other County work sites. The area to the east along NW 27 Avenue is within the City of Miami and is comprised of commercial uses; it is currently zoned Industrial (I).

The CDMP LUP map designates the property west of NW 27 Avenue as Industrial and Office. The area north of NW 24 Street is designated Low-Medium Density Residential and the area west, along NW 27 Avenue, is designated Business and Office. In the City of Miami, east of NW 27 Avenue, the land use designations include Medium Density Multi-Family Residential (R-3) north of NW 26 Street, General Commercial (C-2) between NW 26 and NW 23 Streets, Industrial (I) between NW 23 and NW 20 Street, and General Commercial (C-2) south of NW 20 Street.

Land Use and Zoning History

In 1965 a request was submitted to rezone the site from IU-1, RU-3B (Bungalow Courts) and BU-3 to IU-1. The applicant intended to phase out the trailer park in favor of warehousing; the Zoning Board approved the rezoning on November 8, 1965 and the Board of County Commissioners on December 9, 1965. However, the trailer park has remained in continuous operation since the approval of the requested land use change and is therefore a legal non-conforming use.

Supply and Demand

Residential Land Analysis

The combined vacant land for single-family and multi-family residential development in the Analysis Area (Minor Statistical Area 4.6) in 2006 was estimated to have a capacity for 4,488 dwelling units, with 98 percent of the units intended as multi-family. The annual average residential demand in this Analysis Area is projected to increase from 126 units per year in the 2006-2010 period to 321 units in the 2020-2025 period. An analysis of the residential capacity by type of dwelling units shows absorption of single-family units occurring in 2010 and for multi-family beyond 2025. The residential land supply for both single-family and multi-family units is projected for depletion by the year 2024. If approved, this development will add approximately 830 multi-family units to the Analysis Area, and further extend the residential capacity and depletion rate of multi-family housing within the Analysis Area.

RESIDENTIAL LAND SUPPLY/DEMAND ANALYSIS 2006 TO 2025

ANALYSIS DONE SEPARATELY FOR					
EACH TYPE, I.E. NO SHIFTING OF					
DEMAND BETWEEN SINGLE & MULTI-	STRUCTURE TYPE				
FAMILY TYPE					
	SINGLE-FAMILY	MULTIFAMILY	BOTH TYPES		
CAPACITY IN 2006	77	4,411	4,488		
DEMAND 2006-2010	19	107	126		
CAPACITY IN 2010	1	3,983	3,984		
DEMAND 2010-2015	23	129	152		
CAPACITY IN 2015	0	3,338	3,224		
DEMAND 2015-2020	53	292	345		
CAPACITY IN 2020	0	1,878	1,499		
DEMAND 2020-2025	49	272	321		
CAPACITY IN 2025	0	518	0		
DEPLETION YEAR	2010	>2025	2024		

Residential capacity is expressed in terms of housing units.

Housing demand is an annual average figure based on proposed population projections.

Source: Miami-Dade Department of Planning and Zoning, Planning Research Section, 2006.

Industrial Land Analysis

There are approximately 320.6-acres of industrial land within the Analysis Area, with 5.6-acres available for use. The average annual absorption rate for industrial land in this analysis area is 2.66-acres and the area is projected for depletion in 2008.

Environmental Conditions

The following information pertains to the environmental conditions of the application site. All YES entries are further described below.

Flood Protection

1 100d 1 10tootion	
County Flood Criteria (NGVD)	5.0-Ft
Stormwater Management	5-year storm
Drainage Basin	C-6
Federal Flood Zone	AE
Hurricane Evacuation Zone	NO
Biological Conditions	
Wetlands Permits Required	NO
Native Wetland Communities	NO
Specimen Trees	YES

Specimen Trees YES
Natural Forest Communities NO
Endangered Species Habitat NO

Other Considerations

Within Wellfield Protection Area NO

Archaeological/Historical Resources Information Pending

Specimen Trees:

The subject property may contain specimen-sized (trunk diameter \geq 18 inches) trees. The Department of Environmental Resource Management (DERM) requires the preservation of all specimen-sized trees on the site. A Miami-Dade County Tree Removal Permit will be required prior to the removal or relocation of any trees; a tree survey will be required prior to reviewing the tree removal permit application. Thus, the applicant is advised to contact DERM staff for permitting procedures and requirements prior to development of site and landscaping plans.

Water and Sewer

The site is served by an existing 16-inch water main along NW 22 Street and NW 27 Avenue. The source of water is the Miami-Dade Water and Sewer Department's (WASD) Hialeah/Preston Water Treatment Plant, which has a remaining available rated treatment plant capacity of 21.1 million gallons per day. The estimated potential water demand from this application is 166,000 gallons per day. Therefore, the water treatment plant has sufficient capacity to serve this application.

The estimated water flow figures generated above are used solely for the purpose of evaluating the impact of the proposed potential development on the level of service (LOS) of that water treatment facility serving the site and are not used for water supply planning purposes. If this application is approved, the change in land use will not result in an increased demand for water supply above that projected by the County's Water and Sewer Department through the year 2025 utilizing population projections approved by the County and the South Florida Water Management District. WASD is currently assembling alternative water supply projects that will be used to meet the future water supply demand of Miami-Dade County. It is anticipated that these projects will be identified and adopted into the CDMP 10-Year Water Supply Plan by March 2008.

Sanitary sewer is provided to the site by an abutting 8-inch gravity main along NW 22 Street. Additionally, all impacted pump stations are operating within their mandated criteria. Sewage treatment is provided at the Central District Wastewater Treatment Plant, which has a remaining available design capacity of approximately 20.82 million gallons per day. The estimated potential sewage flow demand of this application is 166,000 gallons per day. Therefore, the wastewater treatment plant has sufficient capacity to serve this application.

Solid Waste

The closest Department of Solid Waste Management (DSWM) facility is the Center Transfer Station (1150 NW 20 Street), approximately 2 miles from the subject site. The impact on the disposal and transfer facilities would be incremental, and the users pay for the cumulative cost of providing disposal capacity for DSWM Collections, private haulers and municipalities. The DSWM is capable of providing such disposal service and has no objections to the proposed change.

Parks

The subject site is located within Park Benefit District 1 (PBD 1), which has a surplus capacity of 371.84 acres. The nearest Miami-Dade County park is Glenwood Park, a 0.5 acre Mini Park located at 3155 NW 43 Street, more than one mile northwest of the subject site. Development of the site would increase the potential population in PBD 1 by 1,760 and decrease the available reserve capacity by 4.84 acres to 367 acres.

Public Schools

Students generated by this application will attend those schools identified in the following table. This table also identifies the school's enrollment as of October 2005, the school's Florida Inventory of School Houses (FISH) Design Capacity, which includes permanent and relocatable student stations, and the school's FISH utilization percentage. Pursuant to the state-mandated Interlocal Agreement for Public School Facility Planning, between Miami-Dade County and the Miami-Dade County School Board, the school board and development community are required to collaborate where

proposed development would result in an increase in the schools' FISH % utilization in excess of 115%.

School	2005 Eı	nrollment	FISH	% FISH Utilization		
	Current	With Application	Capacity**	Current	With Application	
Melrose Elementary	573	615	630	91%	98%	
Earlington Heights Elementary	536	578	678	77%	83%	
Brownsville Middle	984	1,023	1,324	74%	77%	
Miami Northwestern Senior	2,637	2.689	2,389	107%	109%	

This application, if approved, will increase the potential student population by an additional 175 students. Approximately 84 of these additional students are elementary students: approximately 42 students will attend Melrose Elementary, increasing the FISH utilization from 91% to 98% and approximately 42 students will attend Earlington Heights Elementary, increasing the FISH utilization from 77% to 83%. Approximately 39 students will attend Brownsville Middle, increasing the FISH utilization from 74% to 77%, and approximately 52 students will attend Miami Northwestern Senior, increasing the FISH utilization from 107% to 109%. Therefore, none of the schools currently or with the approval of this application will exceed the 115% FISH design capacity threshold set by the Interlocal Agreement.

No relief schools serving the subject site are currently in the planning, design or construction phases, and no additional relief schools are proposed in the 5-Year Capital Plan for this site.

Roadways

Existing Conditions

Primary access to the application site is from NW 27 Avenue (SR 9), a six-lane divided arterial which provides access to NW 36 Street (US 27/SR 25) to the north and NW 20 Street to the south. Access to the Dolphin Expressway (SR 836) is provided by an interchange on NW 27 Avenue south of NW 14 Street.

The LOS is represented by one of the letters "A" through "F", with "A" generally representing the most favorable driving conditions and "F" representing the least favorable.

Current traffic conditions on NW 27 Avenue, between NW 36 Street and SR 112, and from NW 36 Street to the Dolphin Expressway, are acceptable at Level of Service D and E respectively, which is above the adopted LOS E+20% standard applicable for these roadway segments. Traffic conditions on NW 36 Street, between NW 17 and NW 27 Avenues, and between NW 27 and NW 42 Avenues, are also acceptable at LOS C, which is above the adopted LOS E+20% standards for these segments. Traffic conditions on NW 20 Street, between NW 27 and NW 22 Avenues, are at LOS E and are above the adopted LOS E+20% standard applicable for this road segment (see Traffic Impact Analysis Table below).

<u>Traffic Concurrency Evaluation</u>

An evaluation of peak-period traffic concurrency conditions, as of June 22, 2006, of NW 27 Avenue, NW 20 Street and NW 36 Avenue—which considers reserved trips from approved developments not yet constructed and any programmed roadway capacity improvements—does not predict any change in the LOS of the subject roadways. No roadway capacity improvements are programmed for any of these roadways in the County's 2007 Transportation Improvement Program (TIP) in fiscal years 2006-2011.

CDMP Amendment Application No. 3 Traffic Impact Analysis on Roadways Serving the Amendment Site Roadway Lanes, Existing and Concurrency Peak Period Operating Level of Service (LOS)

Roadway	Location/Link	Number Lanes	Adopted LOS Std.*	Peak Hour Capacity	Peak Hour Volume	Existing LOS	Approved D.O's Trips	Amend. Peak Hour Trips	Total Trips With Amend.	Concurrency LOS with Amend.
NW 27 Ave (SR 9)	NW 36 St to SR 112	6 DV	E+20%	5,904	3,964	D	182	75	4,221	D (04)
NW 27 Ave (SR 9)	NW 36 St to SR 836	6 DV	E+20%	5,904	4,820	Ε	N/A	106	4,926	E (04)
NW 20 St	NW 27 Ave to NW 22 Ave	4 DV	E+20%	2,720	2,188	Ε	34	55	2,277	C (04)
NW 36 St (US 27/SR 25)	NW 27 Ave to NW 42 Ave	4 DV	E+20%	3,924	2,117	С	43	29	2,189	C (04)
NW 36 St (SR 25)	NW 27 Ave to NW 17 Ave	4 DV	E+20%	3,924	2,253	С	10	26	2,289	C (04)

Source: Miami-Dade County Department of Planning and Zoning, Miami-Dade Public Works Department and Florida Department of Transportation, July 2006.

Notes: DV= Divided Roadway, UD= Undivided Roadway, LA Limited Access

*County adopted roadway level of service standard applicable to the roadway segment

E+20% = 120% of capacity (LOS E); 20 Minutes Transit Headway in Urban Infill Area, a designated transportation concurrency exception area.

() Year traffic count was updated or LOS Revised

Application Impact

The "Estimated Peak Hour Trip Generation" Table below identifies the estimated number of PM peak-hour trips expected to be generated by the potential development that could occur under the requested CDMP land use designation (High Density Residential), and compares them to the number of trips that would be generated by the potential development that could occur under the current CDMP land use designation (Industrial and Office and Business and Office). The table shows that if the subject site were developed at the proposed High Density Residential (50 to 125 DUs/Acre) designation, it would add 153 trips more than generated under the current Industrial and Office designation, generating a total of 291 peak-hour trips.

Estimated Peak F	tour rrip Generation	
By Current CDMP and R	equested Use Designation	ons
Assumed Use For Current	Assumed Use For	Es

<i>J</i>	1	
Assumed Use For Current CDMP Designation/ Estimated No. of Trips	Assumed Use For Requested CDMP Designation/ Estimated No. of Trips	Estimated Trip Difference Between Current and Requested CDMP Land Use Designation
Industrial & Office, and Business & Office/ 119,790 sq. ft. warehouse 7,666 sq. ft. commercial	High-Density Res. Apartments (830 Units)	
138*	291	+153
	CDMP Designation/ Estimated No. of Trips Industrial & Office, and Business & Office/ 119,790 sq. ft. warehouse 7,666 sq. ft. commercial	Assumed Use For Current CDMP Designation/ Estimated No. of Trips Requested CDMP Designation/ Estimated No. of Trips Industrial & Office, and Business & Office/ 119,790 sq. ft. warehouse 7,666 sq. ft. commercial Requested CDMP Designation/ Estimated No. of Trips High-Density Res. Apartments (830 Units)

Estimated Dock Hour Trip Congretion

Source: Institute of Transportation Engineers, Trip Generation, 7th Edition, 2003.

Notes: Includes pass-by trips adjustment factor, ITE Trip Generation, 7th Edition, 2003.

It should be noted that the application site is located within the County's Urban Infill Area (UIA), a transportation concurrency exception area, and therefore no application could be denied a concurrency approval for transportation facilities provided that the application is otherwise consistent with the County's adopted CDMP and meets other criteria pursuant to Section 163.3180, Florida Statutes.

Transit

Metrobus Routes 27 and 32, which are also Metrorail Feeder routes, service the application site. Route 27 maintains a 15-minute peak/off-peak headway on weekdays, a 20-minute headway on Saturday and a 30-minute headway on Sunday. Planned improvements are to reduce Saturday headways from 20 to 15-minutes and Sunday headways from 30 to 20-minutes. Route 32 maintains 30-minute peak headways on weekdays and weekends; there are no improvements planned for this route.

^{*} This number assumes the number of trips generated under the current CDMP Land Use designation. The existing mobile home park generates 65 Peak PM trips; thus, the estimated trip difference between the current and requested CDMP Land Use designation would equal +226 trips.

Metrobus Route Service

Headways (in minutes)					- Stop	Type of	
Route	Peak	Off- Peak	Sat	Sun	Locations	Service	
27	15	15	20	30	NW 27 Ave and NW 23 St	L/F – Brownsville Station	
32	15	30	30	30	NW N. River Dr and NW 30 Ave	L/F – Santa Clara Station	

Source: 2006 Transit Department Program, Miami-Dade Transit, May 2006 Notes:

L means Local Service Route

F means feeder service route to Metrorail

Other Planning Considerations

The Miami Dade Aviation Department (MDAD) conducted a height analysis for the subject property. The site is located within Miami International Airport's (MIA) Transitional, Horizontal and Instrument Approach Districts, which limit building heights to 150-feet Above Mean Sea Level (AMSL); the height restriction decreases from east to west. MDAD requests that the plans be resubmitted for a more detailed review once building height and location are determined. A Federal Aviation Administration (FAA) Airspace Determination will be required for any structure, including temporary construction cranes, which exceed 87-feet AMSL.

The site is also located within the MIA's Outer Land Use Zone (OLZ) and Critical Approach Zone CA-A. The OLZ permits residential construction within the zone if a 25-decibel (dB) noise level reduction factor is incorporated into the design and construction of proposed buildings; the Critical Approach Zone prohibits schools, with the exception of aviation schools, from being constructed within the zone.

MDAD is not opposed to development of the site, provided that: 1) FAA indicates the proposed project does not diminish or effect the safety, efficiency or capacity if Miami International Airport; 2) FAA issues a "Determination of No Hazard" for the project; and 3) interested parties do not file a "petition for review" to FAA's aeronautical study, that has not been completed.

State law requires that the applicant submit an analysis of relocation opportunities for the mobile home residents. The Florida Mobile Home Act, Section 723.083, Florida Statutes, states that "[N]o agency of municipal, local, county, or state government shall approve any application for rezoning, or take any other official action, which would result in the removal or relocation of mobile home owners residing in a mobile home park without first determining that adequate mobile home parks or other suitable facilities exist for the relocation of the mobile home owners."

The applicant has not provided such an analysis as of August 25, 2006. However, the applicant has submitted a letter to the Department which proposes to: a) set aside up to

50% of the dwelling units as workforce housing; b) give priority to current tenants towards the purchase of the workforce units; and c) offer current tenants a \$5,000 credit towards the purchase (See Appendix G – Relocation Analysis for Mobil Home Owners). The applicant will update the Department on the Relocation Analysis as it is further refined

STAFF CONCLUSIONS

The Department of Planning and Zoning recommends **DENIAL** of the proposed small-scale Land Use Plan (LUP) map amendment to redesignate from 'Industrial and Office' and "Business and Office" to 'High Density Residential' based on the following considerations:

- 1. Residential use would be incompatible with the surrounding land uses. The subject site is adjacent to an active CSX Railroad line on the north, a mix of industrial and residential uses on the south, and a WASD water storage facility on the west. The area to the east in the City of Miami has a strip of largely commercial activities fronting along NW 27 Avenue with an industrial district to the rear. The site would be subject to noise, vibration, odor, safety and other issues associated with industrial activity.
- 2. The application site is located within several of Miami International Airport's approach zones monitored by the Miami-Dade Aviation Department (MDAD) and the Federal Aviation Administration (FAA): the Outer Land Use Zone requires a 25-decibel (dB) noise level reduction factor for residential construction, the Critical Approach Zone prohibits school construction within the zone, and the Transitional, Horizontal and Instrument Approach districts limit building heights to 150-feet above sea level. MDAD is not opposed to the site being developed as long as it meets their requirements. However, it is highly unlikely that a 5.9-acre site, with the requested High-Density Residential designation (a maximum of 830 units), would achieve the 150-ft height limit and meet minimum parking requirements, setbacks, utility easements and other site design and development standards.
- 3. The Minor Statistical Area (MSA) in which the application site is located in, MSA 4.6, has no deficiency in residential land supply but does have a deficiency in industrial land. The residential land supply for both single-family and multi-family units is projected for depletion by the year 2024. This same MSA area is projected to have in 2008 a depletion of industrial land. The application site is an excellent location for industrial development since it is adjacent the rail line serving the nearby Port of Miami River.
- 4. The applicant has submitted a letter which proposes to a) set aside up to 50% of the dwelling units as workforce housing; b) give priority to current tenants towards the purchase of the units; and c) offer current tenants a \$5,000 credit.

This proposal addresses workforce residents; however, it does not address the low and fixed-income residents currently residing in the mobile home park. The applicant has not indicated any provision for temporary housing for the mobile park home residents prior to, or during, development and construction of the site.

- 5. In general, adequate public services exist for the application site.
- 6. The CDMP encourages transit-oriented development that is located within ¼ mile of a bus stop for a route, which has a 20-minute headway during peak periods. Metrobus Route 27 with a stop at the intersection of NW 27 Avenue and NW 23 Street and Metrobus Route 32 with a stop at the intersection of NW North River Drive and NW 30 Street operate at this frequency during peak periods. The proposed redesignation of "High Density Residential" on the Land Use Plan map would support transit ridership.
- 7. The subject site has limited impact on environmental or historic resources. However, the site does include several cottages of potential historic significance; information is pending on the status of these structures.

Consistency Review with CDMP Goals, Objectives, Policies, Concepts and Guidelines

The following CDMP goals, objectives, policies, concepts and guidelines will be enhanced if the proposed designation is approved:

• Objective HO-6A: Locate lower income affordable housing near employment centers or premium transportation services.

The following CDMP goals, objectives, policies, concepts and guidelines will be impeded if the proposed designation is approved:

- Policy LU-4A: When evaluating compatibility among proximate land uses, the County shall consider such factors as noise, dust, parking, height, bulk, scale, etc.
- Policy LU-4B: Land uses which generate significant noise, dust, odor, vibration, and truck and rail traffic shall be protected from the encroachment of incompatible uses, such as residential uses;
- Policy LU-6A: Miami Dade County shall continue to identify, seek appropriate designation, and protect properties of historic, architectural and archaeological significance.
- Policy CON-1C: Residential and other high occupancy land uses shall not be located in areas adversely impacted by stationary sources of air pollutant

emissions; similarly, industrial and commercial uses with permitted sources of stationary air pollution shall not be located in residential and other high occupancy areas.

 Policy AV-3C: Maintain height-zoning controls over structure height to protect existing and proposed aviation flight paths consistent with federal agency guidelines.

APPENDICES

Appendix A Map Series

Appendix B Amendment Application

Appendix C Miami-Dade County Public Schools Analysis

Appendix D Applicant's Traffic Study

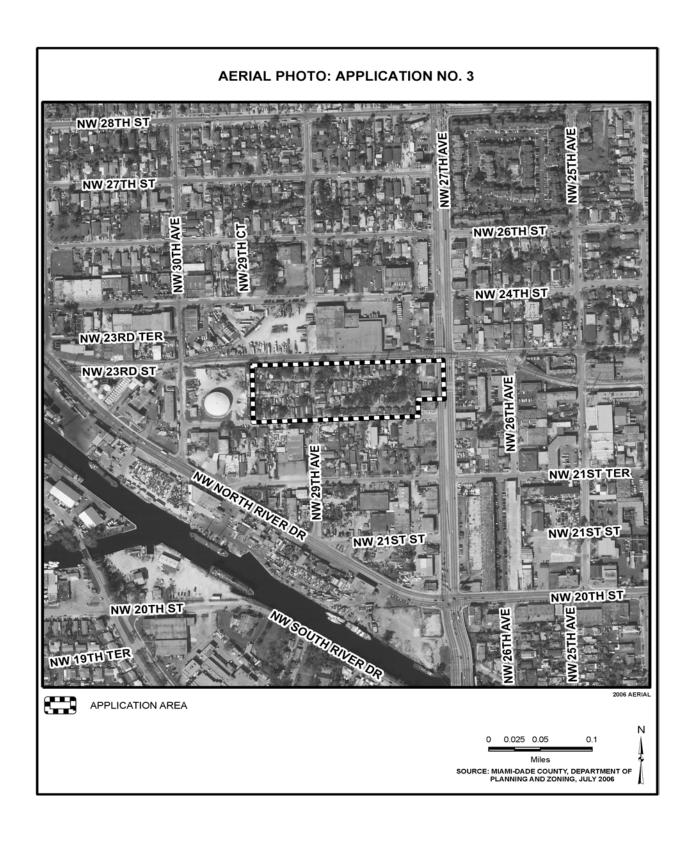
Appendix E Fiscal Impact Analysis

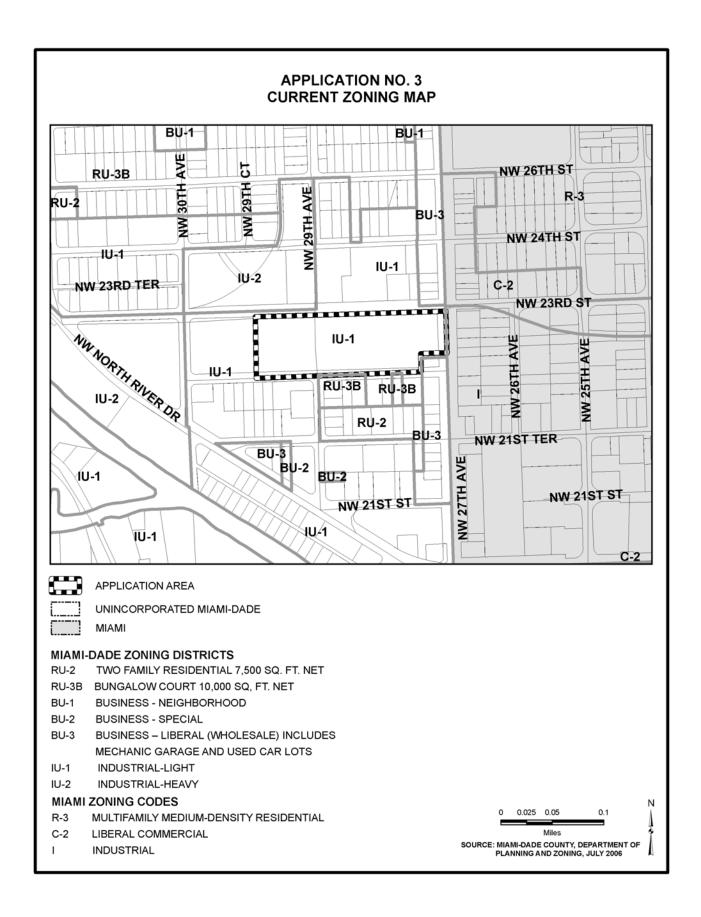
Appendix F Proposed Declaration of Restrictions

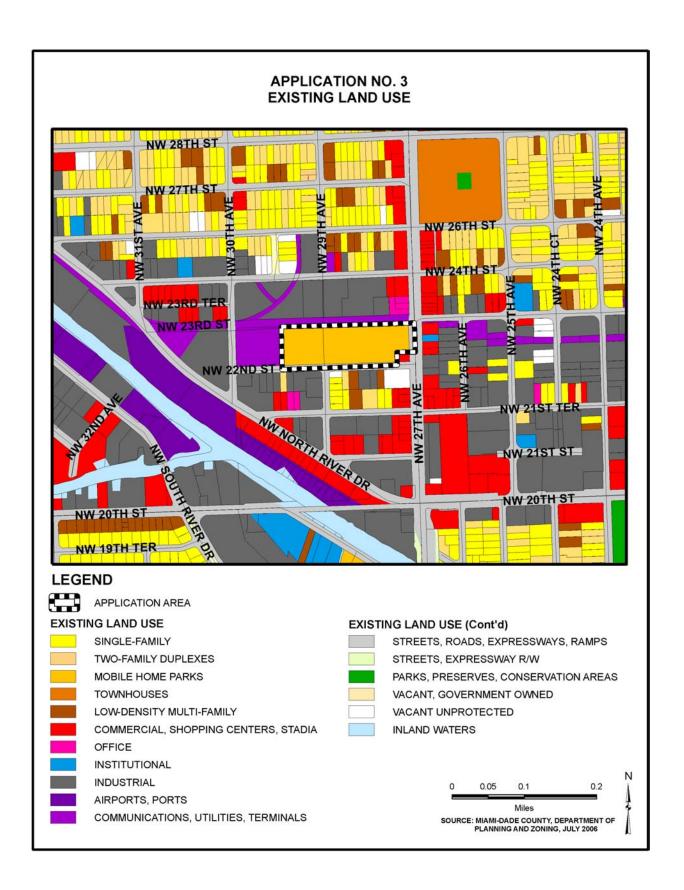
Appendix G Photos of Site and Surroundings (from site visit)

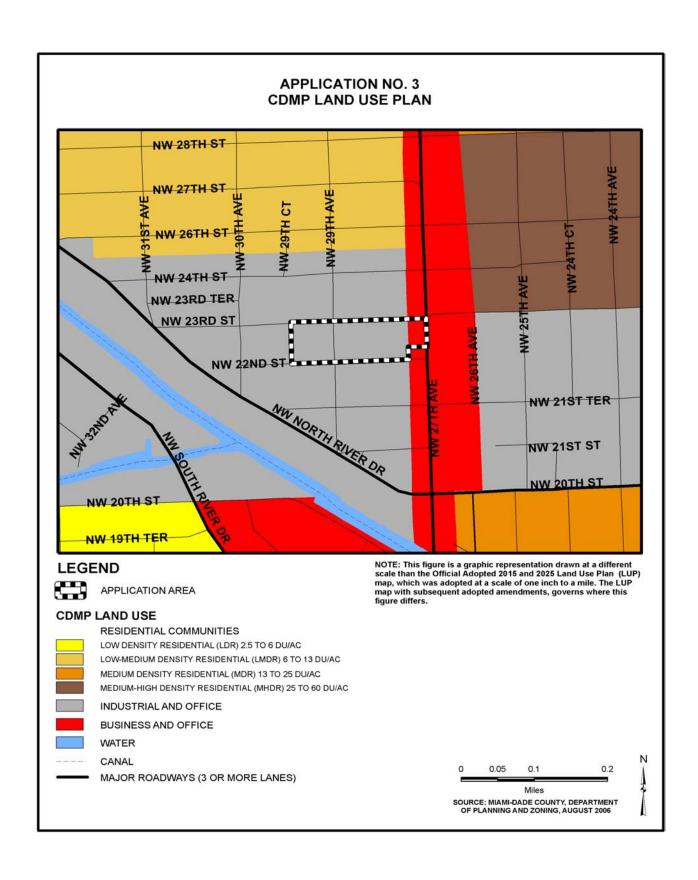
Appendix H Mobile Home Relocation Plan

APPENDIX A Map Series









APPENDIX B Amendment Application

APPLICATION FOR A SMALL-SCALE AMENDMENT TO THE LAND USE PLAN MAP OF THE MIAMI-DADE COUNTY COMPREHENSIVE DEVELOPMENT MASTER PLAN

APPLICANT

3.

2260 Northwest 27th Avenue, L.L.C. 1395 Brickell Avenue, 14th Floor Miami, Florida 33131

2. APPLICANT'S REPRESENTATIVE

Juan J. Mayol, Jr., Esq. Holland & Knight, LLP 701 Brickell Avenue, Suite 3000 Miami, FL 33131 (305) 374-8500

DESCRIPTION OF REQUESTED CHANGE

A. Change the Land Use Plan Map.

A change to the Land Use Element, Land Use Plan Map (Item A.1(d) in the fee schedule) is requested. 2260 Northwest 27th Avenue, L.L.C. (the "Applicant") is requesting a change in the Property's land use designation from "Industrial and Office" and "Business and Office" to "High Density Residential." The Applicant also requests expedited processing of the application as a "Small-Scale" amendment, as defined in Section 163.3187(1)(c)(1), Florida Statutes, because the subject property is located within a Concurrency Redevelopment Exception Area as identified in Figure 2 of the Capital Improvements Element.

B. Description of Subject Area.

The subject property consists of approximately 5.94 acres of land located in Section 28, Township 53, Range 41, in unincorporated Miami-Dade County, Florida. The subject property is located on the west side of NW 27th Avenue

between NW 22nd Street and NW 23rd Street and is more specifically described in Exhibit "A" to this application (the "Property").

C. Acreage.

Subject application area: ±5.94 acres (gross) Acreage owned by applicant: ±5.94 acres (gross)

D. Requested Changes.

- 1. It is requested that the Property be re-designated on the Land Use Plan map from "Industrial and Office" and "Business and Office" to "High Density Residential."
- 2. It is requested that this application be processed under the expedited procedure as a small-scale amendment.

4. REASONS FOR AMENDMENT

The Applicant requests the re-designation of the Property from "Industrial and Office" and "Business and Office" to "High Density Residential." The Property is located on the west side of NW 27th Avenue, between NW 22nd Street and NW 23rd Street. The Property consists ±5.94 gross acres. The Property's frontage on NW 27th Avenue is currently designated "Business and Office," while the balance of the Property is designated "Industrial and Office."

The Property, currently improved with a mobile home park approved in 1965, is located on a section line road with multi-family residential development located to the south and industrial uses located to the north and west. Over the years, the conditions at the mobile home park have deteriorated. Following the recent purchase of the park by the Applicant, the Applicant has corrected the Code violations and other deficiencies at the mobile home park. Across NW 27th Avenue to the east, lies the City of Miami, where property fronting the roadway is zoned C-2. The C-2 zoning classification allows a range of retail uses as well as multi-family development.

The Property is located in the North Central Tier of the County. More specifically, it is located in Minor Statistical Area 4.6 (the "MSA"). At the current rate of growth in Miami-Dade County, the existing available residential land in the MSA is projected to be depleted in 2008 for single family housing and approximately 2025 for multi-family housing. *Initial Recommendations October 2005 Applications to Amend the Comprehensive Development Master Plan*, Pg. 2-22. However, it is estimated that the remaining residential capacity of vacant land within the current Urban Development Boundary will be exhausted by 2018. There is thus an immediate need for an additional supply of residential land in the County, especially within urban areas. Infill and Redevelopment are a crucial part of the smart growth of the County. The 2003 Evaluation and Appraisal Report indicated that there would only be 14,788 multi-family units forthcoming in the Urban Infill Area. At the time the report was drafted, it was estimated

that there was only a three-year countywide residential housing supply. The Property is located within the Central Potential Redevelopment Subarea. The Central area contains 41 percent of the total redevelopment area and a majority of the potential infill and redevelopment sites within the County.

The redevelopment of the Property with multi-family housing would be compatible with the development trend in the area and would be in the best interest of the community. The current "Industrial and Office" and "Business and Office" designations of the Property would not permit effective redevelopment of the Property needed to meet the demands of the area. The Property would best serve the community designated as "High Density Residential" in order to provide the additional capacity for the projected growth in the County by providing infill and redevelopment, particularly because the Property is located on a section line road, has close proximity to downtown, ease of access, and compatibility with the adjacent uses.

Approval of the requested Amendment would further implementation of the following CDMP policies:

LAND USE POLICY 1C: Miami-Dade County shall give priority to infill development on vacant sites in currently urbanized areas, and redevelopment of substandard or underdeveloped environmentally suitable urban areas contiguous to existing urban development where all necessary urban services and facilities are projected to have capacity to accommodate additional demand.

LAND USE POLICY 1E: In conducting its planning, regulatory, capital improvements and intergovernmental coordination activities, Miami-Dade County shall seek to facilitate the planning of residential areas as neighborhoods which include recreational, educational and other public facilities, houses of worship, and safe and convenient circulation of automotive, pedestrian and bicycle traffic.

LAND USE POLICY 1F: In planning and designing all new residential development and redevelopment in the county, Miami-Dade County shall vigorously promote implementation of the "Guidelines for Urban Form" contained in the "Interpretation of the Land Use Plan Map" text adopted as an extension of these policies. (Residential Communities).

LAND USE POLICY 1G: To promote housing diversity and to avoid creation of monotonous developments, Miami-Dade County shall vigorously promote the inclusion of a variety of housing types in all residential communities through its area planning, zoning, subdivision, site planning, and housing finance activities, among others. In particular, Miami-Dade County shall review its zoning and subdivision practices and regulations and shall amend them, as practical, to promote this policy.

LAND USE OBJECTIVE 2: Decisions regarding the location, extent and intensity of future land use in Miami-Dade County, and urban expansion in particular, will be based upon the physical and financial feasibility of providing, by the year 2005, all urbanized

areas with services at levels of service (LOS) which meet or exceed the minimum standards adopted in the Capital Improvements Element.

LAND USE POLICY 4C: Residential neighborhoods shall be protected from intrusion by uses that would disrupt or degrade the health, safety, tranquility, character, and overall welfare of the neighborhood by creating such impacts as excessive density, noise, light, glare, odor, vibration, dust or traffic.

LAND USE OBJECTIVE 5: Upon the adoption of this plan, all public and private activities regarding the use, development and redevelopment of land and the provision of urban services and infrastructure shall be consistent with the goal, objectives, and policies of this Element, with the adopted Population Estimates and Projections, and with the future uses provided by the adopted Land Use Plan (LUP) map and accompanying text titled "Interpretation of the Land Use Plan Map" as balanced with the Goals, Objectives and Policies of all Elements of the Comprehensive Plan.

LAND USE OBJECTIVE 8: Miami-Dade County shall maintain a process for periodic amendment to the Land Use Plan map, consistent with the adopted Goals, Objectives and Policies of this Plan, which will provide that the Land Use Plan map accommodates countywide growth.

LAND USE POLICY 8A: Miami-Dade County shall strive to accommodate residential development in suitable locations and densities which reflect such factors as recent trends in location and design of residential units; proximity and accessibility to employment, commercial and cultural centers; character of existing and adjacent or surrounding neighborhoods; avoidance of natural resource degradation; maintenance of quality of life and creation of amenities. Density patterns should reflect the Guidelines for Urban Form contained in this Element.

LAND USE POLICY 8F: Applications requesting amendments to the CDMP Land Use Plan map shall be evaluated to consider consistency with the Goals, Objectives and Policies of all Elements, other timely issues, and in particular the extent to which the proposal, if approved, would: i) satisfy a deficiency in the Plan map to accommodate projected population or economic growth of the County.

LAND USE POLICY 9L: Miami-Dade County shall update and enhance its land development regulations and area planning program to facilitate development of better planned neighborhoods and communities, and well designed buildings, and shall encourage and assist municipalities to do the same.

LAND USE POLICY 10A: Miami-Dade County shall facilitate contiguous urban development, infill, redevelopment of substandard or underdeveloped urban areas, high intensity activity centers, mass transit supportive development, and mixed use projects to promote energy conservation.

5. ADDITIONAL MATERIAL SUBMITTED

Additional information may be supplied at a later date under separate cover.

6. COMPLETED DISCLOSURE FORMS

Attached as Exhibit "B"

Attachments: Legal Description - Exhibit "A"

Disclosure of Interest Form - Exhibit "B" Location Map for Application - Exhibit "C"

Aerial Photograph – Exhibit "D"

EXHIBIT A

LEGAL DESCRIPTION

The North ½ of Lot 101, except the East 15 feet thereof, of NORTH RIVER DRIVE PARK, according to the Plat thereof, as recorded in Plat Book 34, Page 74, of the Public Records of Miami-Dade County, Florida.

AND

That portion of N.W. 29th Avenue lying North of the North line of N.W. 22nd Street and South of the South line of N.W. 23rd Street; the East ½ of Tract 2; and all of Tract 1 except the East 15 feet thereof, all according to the Amended Plat of portions of NORTH RIVER DRIVE PARK, according to the Plat thereof as recorded in Plat Book 34, page 94, of the Public Records of Miami-Dade County, Florida.

EXHIBIT "C"

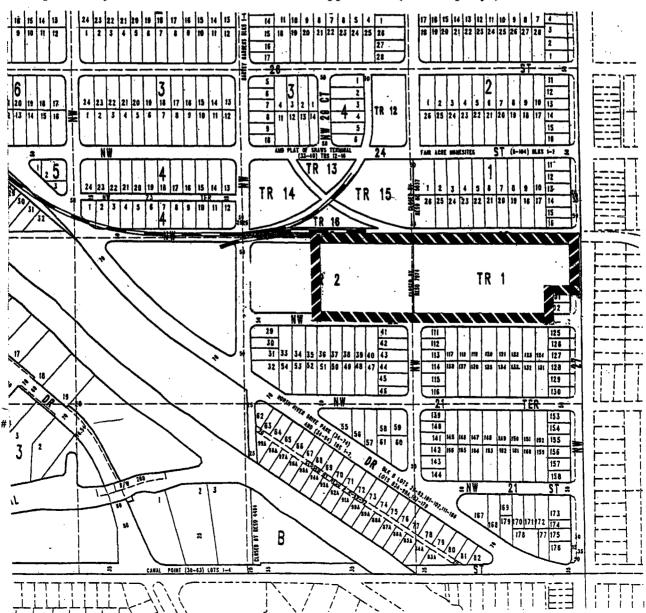
LOCATION MAP FOR APPLICATION TO AMEND THE COMPREHENSIVE DEVELOPMENT MASTER PLAN

APPLICANT / REPRESENTATIVE

2260 Northwest 27th Avenue, L.L.C. / Juan J. Mayol, Jr., Esq.

DESCRIPTION OF SUBJECT AREA

The subject property consists of approximately 5.94 acres of land located in Section 28, Township 53, Range 41, in unincorporated Miami-Dade County, Florida. The Property is located on the west side of NW 27th Avenue between NW 22nd Street and NW 23rd Street and is more specifically described in Exhibit "A" to this application (the "Property").



APPENDIX C Miami-Dade County Public Schools Analysis



Miami-Dade County Public Schools

giving our students the world

Superintendent of Schools Rudolph F. Crew, Ed.D.

Chief Facilities Officer Rose Diamond

Planning Officer Ana Rijo-Conde, AICP July 10, 2006

Miami-Dade County School Board
Agustin J. Barrera, Chair
Perla Tabares Hantman, Vice Chair
Frank J. Bolaños
Evelyn Langlieb Greer
Dr. Robert B. Ingram
Dr. Martin Karp
Ana Rivas Logan
Dr. Marta Pérez
Dr. Solomon C. Stinson

Ms. Diane O'Quinn-Williams, Director Miami-Dade County Department of Planning and Zoning Zoning Evaluation Section 111 NW 1 Street, Suite 1110 Miami, Florida 33128

Re: Land Use Amendments

April 2006 Cycle

(Applications No. 1-16)

Dear Ms. O'Quinn-Williams:

Pursuant to the state-mandated and School Board approved Interlocal Agreement, local government, the development community and the School Board are to collaborate on the options to address the impact of proposed residential development on public schools where the proposed development would result in an increase in the schools' FISH % utilization (permanent and relocatable), in excess of 115%. This figure is to be considered only as a review threshold and shall not be construed to obligate the governing agency to deny a development.

Attached please find the School District's (District) review analysis of potential impact generated by the above referenced applications. Please note that land use amendments 6, 10 and 16 will not generate additional student impact to the District; and the schools impacted by land use amendments 2 and 3 do not meet the review threshold. However, land use amendments proposed in applications 1, 4, 5, 7, 8, 9, 11, 12, 13, 14 and 15 will generate an additional student impact to the District (see attached analyses).

Please note that some of the impacted school facilities for Amendments 1, 4, 5, 7, 8, 9, 11, 12, 13, 14 and 15 meet the referenced review threshold. As such, it is our recommendation that dialogue between the District and the applicants take place as it relates specifically to public schools in the affected area that meet the review threshold. The District will keep the County apprised if such dialogue takes place with respective applicants.

Ms. Diane O'Quinn-Williams July 10, 2006 Page Two

Also, attached is a list of approved Charter School Facilities which may provide relief on a countywide basis.

Additionally, pursuant to Miami-Dade County's Educational Facilities Impact Fee Ordinance, the proposed developments, if approved, will be required to pay educational facilities impact fees (impact fees) based on the following formula:

New residential unit square footage X .90 (Square Footage Fee) + \$600.00 (Base Fee) + 2% administrative fee = Educational Facilities Impact fee

In accordance with the Agreement, this letter and attached information should not be construed as commentary on the merits of the pending land use amendment applications. Rather it is an attempt to provide relevant information to the Planning Advisory Board, Community Councils and Miami-Dade County Board of County Commissioners on public schools that will likely serve the proposed developments and meet the referenced threshold.

As always, thank you for your consideration and continued partnership in our mutual goal to enhance the quality of life for the residents of our community.

Sincerely

Ivan M. Rodriguez, R.

Director II

IMR:ir L001 Attachments

cc: Ms. Ana Rijo-Conde

Mr. Fernando Albuerne Mr. Michael A. Levine Ms. Vivian Villaamil

Ms. Patricia Good

Ms. Helen Brown

SCHOOL IMPACT REVIEW ANALYSIS

July 5, 2006

APPLICATION: No. 3, 2260 NW 27 Avenue LLC

REQUEST: Change Land Use from "Industrial and Office" and "Business and

Office" to High Density Residential

ACRES: <u>+</u> 6.64 acres

LOCATION: Approximately west of NW 27 Avenue between NW 22 and NW 23

Street

MSA/

MULTIPLIER: 4.6 / .27 Multifamily and .38 Single-Family (SF) Detached

NUMBER OF Proposed land Use Existing Land Use

UNITS: 700 additional units 830 Multifamily 130 Mobile home

ESTIMATED STUDENT

POPULATION: 175 224 students 49 students

ELEMENTARY: 84

MIDDLE: 39

SENIOR HIGH: 52

SCHOOLS SERVING AREA OF APPLICATION

ELEMENTARY: Melrose Elementary – 3050 NW 35 Street

Earlington Heights Elementary – 4750 NW 22 Avenue

MIDDLE: Brownsville Middle – 4899 NW 24 Street

SENIOR: Miami Northwestern Senior High – 1100 NW 71 Street

All schools are located in Regional Center III.

*Based on Census 2000 information provided by Miami-Dade County Department of Planning and Zoning.

The following population and facility capacity data are as reported by the Office of Information Technology, as of October 2005:

	STUDENT POPULATION	FISH DESIGN CAPACITY PERMANENT	% UTILIZATION FISH DESIGN CAPACITY PERMANENT	NUMBER OF PORTABLE STUDENT STATIONS	% UTILIZATION FISH DESIGN CAPACITY PERMANENT AND RELOCATABLE	CUMULATIVE STUDENTS**		
Melrose	573	630	91%	0	91%	573		
Elementary	615	030	98%	U	98%	5/3		
Earlington Heights	536	678	79%	18	10	18	77%	578
Elementary	578		85%		83%	<i></i>		
Brownsville	984		74%		74%			
Middle	1,023	1,324	77%	0	77%	1,023		
Miami	2,637		110%		107%			
Northwestern Senior High	2,689	2,389	113%	71	109%	2,749		

^{*}Student population increase as a result of the proposed development

- 1) Figures above reflect the impact of the class size amendment.
- 2) Pursuant to the Interlocal Agreement, none of the schools meet the review threshold.

PLANNED RELIEF SCHOOLS IN THE AREA (Information included in proposed 5-Year Capital Plan, 2005-2009, dated April 2005)

Projects in Planning, Design or Construction

<u>School</u>

<u>Status</u>

<u>Projected</u>

Occupancy <u>Date</u>

N/A

Proposed Relief Schools School

Funding

<u>year</u> N/A

^{**}Estimated number of students (cumulative) based on zoning/land use log (2001-present) and assuming all approved developments are built; also assumes none of the prior cumulative students are figured in current population.

Notes:

Estimated Permanent Elementary Seats (Current and Proposed in 5-Year Plan) 1,308

Estimated Permanent Middle Seats (Current and Proposed in 5-Year Plan) 1,324

Estimated Permanent Senior High seats (Current and Proposed in 5-Year Plan) 2.369

Note: Some of the proposed schools will add relief to more than one school and new seats will be assigned based on projected need.

OPERATING COSTS: Accounting to Financial Affairs, the average cost for K-12 grade students amounts to \$6,549 per student. The total annual operating cost for additional students residing in this development, if approved, would total \$1,466,976.

CAPITAL COSTS: Based on the State's July 2006 student station cost factors*, capital costs for the estimated additional students to be generated by the proposed development are:

ELEMENTARY Does not meet review threshold

MIDDLE Does not meet review threshold

SENIOR HIGH Does not meet review threshold

Total Potential Capital Cost \$0

^{*}Based on Information provided by the Florida Department of Education, Office of Educational Facilities Budgeting. Cost per student station does not include land cost.

APPENDIX D Applicant's Traffic Study

Not required for a small-scale amendment.

APPENDIX E Fiscal Impact Analysis

FISCAL IMPACTS ON INFRASTRUCTURE AND SERVICES

On October 23, 2001, the Board of County Commissioners adopted Ordinance 01-163 requiring the review procedures for amendments to the Comprehensive Development Master Plan (CDMP) to include a written evaluation of fiscal impacts for any proposed land use change. The following is a fiscal evaluation of Application No. 2 to amend the Comprehensive Development Master Plan (CDMP) from county departments and agencies responsible for supplying and maintaining infrastructure and services relevant to the CDMP. The evaluation estimates the incremental and cumulative impact the costs of the required infrastructure and service, and the extent to which the costs will be borne by the property owners or will require general taxpayer support and includes an estimate of that support.

The agencies used various methodologies to make their calculations. The agencies rely on a variety of sources for revenue, such as, property taxes, impact fees, connection fees, user fees, gas taxes, taxing districts, general fund contribution, federal and state grants; federal funds, etc. Certain variables, such as property use, location, number of dwelling units, and type of units were considered by the service agencies in developing their cost estimates

Solid Waste Services

Concurrency

Since the DSWM assesses capacity system-wide based, in part, on existing waste delivery commitments from both the private and public sectors, it is not possible to make determinations concerning the adequacy of solid waste disposal facilities relative to each individual application. Instead, the DSWM issues a periodic assessment of the County's status in terms of 'concurrency' – that is, the ability to maintain a minimum of five (5) years of waste disposal capacity system-wide. The County is committed to maintaining this level in compliance with Chapter 163, Part II F.S. and currently exceeds that standard by nearly four (4) years.

Residential Collection and Disposal Service

The incremental cost of adding a residential unit to the DSWM Service Area, which includes the disposal cost of waste, is offset by the annual fee charges to the user. Currently, that fee is \$399 per residential unit. For a residential dumpster, the current fee is \$308. The average residential unit currently generates approximately 3.0 tons of waste annually, which includes garbage, trash and recycled waste.

As reported in March 2005 to the State of Florida, Department of Environmental Protection, for the fiscal year ending September 30, 2004, the full cost per unit of

providing waste Collection Service was \$370 including disposal and other Collections services such as, illegal dumping clean-up and code enforcement.

Waste Disposal Capacity and Service

The users pay for the incremental and cumulative cost of providing disposal capacity for DSWM Collections, private haulers and municipalities. The DSWM charges a disposal tipping fee at a contract rate of \$53.65 per ton to DSWM Collections and to those private haulers and municipalities with long term disposal agreements with the Department. For non-contract haulers, the rate is \$70.75. These rates adjust annually with the Consumer Price Index, South. In addition, the DSWM charges a Disposal Facility Fee to private haulers equal to 15 percent of their annual gross receipts, which is targeted to ensure capacity in operations. Landfill closure is funded by a portion of the Utility Service Fee charged to all retail and wholesale customers of the County's Water and Sewer Department.

Water and Sewer

The Miami-Dade County Water and Sewer Department provides for the majority of water and sewer service throughout the county. The cost estimates provided herein are preliminary and final project costs will vary from these estimates. The final costs for the project and resulting feasibility will depend on actual labor and material costs, competitive market conditions, final project scope implementation schedule, continuity of personnel and other variable factors. Assuming Application No. 3 is built at the maximum residential density of 125 dwelling units per gross acre (the use allowed under the proposed redesignation of High Density Residential that would generate the greatest water and sewer demand), the fees paid by the developer would be \$230,740 for water impact fee, \$929,600 for sewer impact fee, \$1,300 per unit for connection fee, and \$133,322 for annual operating and maintenance costs based on approved figures through September 30,2005.

Flood Protection

The Department of Environmental Resource Management (DERM) is restricted to the enforcement of current stormwater management and disposal regulations. These regulations require that all new development provide full on-site retention of the stormwater runoff generated by the development. The drainage systems serving new developments are not allowed to impact existing or proposed public stormwater disposal systems, or to impact adjacent properties. The County is not responsible of providing flood protection to private properties, although it is the County's responsibility to ensure and verify that said protection has been incorporated in the plans for each proposed development.

The above noted determinations are predicated upon the provisions of Chapter 46, Section 4611.1 of the South Florida Building Code; Section 24-58.3(G) of the Code of

Miami-Dade County, Florida; Chapter 40E-40 Florida Administrative Code, Basis of Review South Florida Water Management District (SFWMD); and Section D4 Part 2 of the Public Works Manual of Miami-Dade County. All these legal provisions emphasize the requirement for full on-site retention of stormwater as a post development condition for all proposed commercial, industrial, and residential subdivisions.

Additionally, DERM staff notes that new development, within the urbanized area of the County, is assessed a stormwater utility fee. This fee commensurate with the percentage of impervious area of each parcel of land, and is assessed pursuant to the requirements of Section 24-61, Article IV, of the Code of Miami-Dade County. Finally, according to the same Code Section, the proceedings may only be utilized for the maintenance and improvement of public storm drainage systems.

Based upon the above noted considerations, it is the opinion of DERM that Ordinance No. 01-163 will not change, reverse, or affect these factual requirements.

Public Schools

Application No. 3 will result in 175 additional students, and increase operating costs by \$1,466,976 with no additional capital costs.

APPENDIX F

Proposed Declaration of Restrictions

No covenants have been proffered for the subject property as of July 28, 2006.

APPENDIX G

Photos of Application Site and Surroundings



A NW view into the Application site



A north view into the application site from NW 22 Street.



A view looking west into the Mobil Home Park.



A view from the Mobil Home Park looking north towards the railroad track.

APPENDIX H

Mobil Home Relocation Plan



January 20, 2006

Ms. Diane O'Quinn Williams Director, Planning & Zoning Miami-Dade County

Re: Mobile Home Park 14752 N.E. 6th Avenue

Dear Ms. Williams:

Miami Economic Analysis, Inc. (MEAI) has conducted an analysis to estimate the supply of appropriately-priced housing that would potentially be available to the occupants of the 15 mobile homes currently situated on property located at 14752 N.E. 6th Avenue when that property is redeveloped. The purpose of this letter is to apprise you of the findings of the analysis performed.

Methodology

It is, of course, impossible to know exactly which residential units will be available for purchase or lease at a future date in time. Accordingly, in conducting our analysis, we adapted the methodological framework formulated by the East Central Florida Regional Planning Council (ECFRPC) for estimating the amount of housing that will be available for workers at proposed Developments of Regional Impacts (DRI) who require units affordable for households of very low, low and moderate income. The essence of the ECFRPC methodology is to determine the current availability of such units and use that information as a surrogate for the future.

The ECFRPC methodology, which is mandated by the South Florida Regional Planning Council for DRI's in Miami-Dade County, requires that the units comprising the estimated supply be located within 10 miles or a 20 minute drive at peak hour of the property being analyzed, whichever is less. Based on that criterion, our analysis focused on an area that is defined by the following boundaries:

North: County Line¹
 East: Atlantic Ocean
 South: S.R. 112

¹ Under either the mileage or drive time standard, the study area could extend into Broward County. Given that the analysis was being done for an amendment to the Miami-Dade County CDMP, it was decided to confine it to the limits of the County.

Ms. Diane O'Quinn Williams Miami-Dade County January 20, 2006 Page 2

West: N.W. 77th Avenue

The analysis assumed that the mobile home residents would likely require units priced at levels affordable to households of very low income, i.e. households earning less than 50 percent of the Area Median Income (AMI) as reported by the U.S. Department of Housing and Urban Development annually. The AMI for Miami-Dade County is currently estimated to be \$46,350, which means that the households being considered in the analysis would have incomes of less than \$23,175 annually. The ECFRPC methodology further stipulates that for housing to be appropriately-priced, it should not require the expenditure of more than 30 percent of household income.

With respect to owner-occupied (for-sale) housing, the ECFRPC methodology establishes the current condition by documenting the number of units that were transferred through arm's-length transaction during the 12-month period preceding the analysis. It further assumes that the units will be financed to 95 percent of the purchase price at the current rate of interest for 30-year fixed mortgages. Finally, the total amount paid for principal and interest on the mortgage as well as real estate taxes, liability insurance and mortgage insurance must not exceed 30 percent of household income. Based on these assumptions, very low income households can not purchase units exceeding \$70,000 in price.

The ECFRPC provides for two alternative ways to determine the number of appropriately-priced rental units that are available. The first approach involves reviewing survey data; however, the data available for Miami-Dade County only addresses projects with 100 units or more. Many rental units in the subject area that are appropriately-priced for very low income households are located in smaller projects. Accordingly, for this analysis, the second approach was used.

The approach used involves review of 2000 Census data. Very low income households can afford to pay rent up to \$525 per month. This figure provides for a utility allowance. Recognizing that rents have likely escalated since the time the 2000 Census was tabulated, the analysis performed considered only units charging less than \$400 per month at that time. The analysis further assumed that the vacancy rate reported for all rental units within the study area would apply equally across all rate categories.

Findings of Analysis

The following are the findings of the analysis performed:

Owner-occupied Units

Review of the Property Appraisers record's, the results of which are contained in Appendix 1 to this letter, shows that there were recorded arm's-length transactions during the 12-month period ending January 20, 2006 for 224 units within the study area that were priced at \$70,000 or below. Included in this number were single-family detached, single-family attached and condominium residences. Of this number:

Ms. Diane O'Quinn Williams Miami-Dade County January 20, 2006 Page 3

- 7 units were priced at \$30,000 or below
- 55 units were priced from \$30,001 to \$50,000
- 153 units were priced from \$50,001 to \$70,000

Renter-occupied units

According to the 2000 census, the study area contained approximately 94,381 rental apartment units, 6.0 percent of which were vacant. Within the overall rental apartment supply enumerated in the Census, 17,879 units rented for less than \$400 per month. Assuming a vacancy rate of 6.0 percent for this sub-set, a total of 1,072 were available for rent.

Closing

Based on the analysis performed, MEAI believes that an adequate supply of units exists to provide appropriately-priced replacement housing for the occupants of the mobile homes on property located at 14752 N.E. 6th Avenue when it is redeveloped.

Sincerely,

Miami Economic Associates, Inc.

Andrew Dolkart President

Address		City	Land Hee	n	Colo Ditt	0.1
12 NE 204TH ST 1		MIAMI	Land Use	Bed	Sale Date	Sale Price
16501 NW 23RD CT		OPA LOCKA	CONDOMINIUM SFR	1	12/28/2005	\$15,000
1255 W 53RD ST 329		HIALEAH	CONDOMINIUM	3	06/03/2005	\$19,300
55 NW 204TH ST 9		MIAMI			12/19/2005	\$24,500
16801 NE 14TH AVE	216	NORTH MIAMI BEACH	CONDOMINIUM	1	10/27/2005	\$27,000
3205 W 16TH AVE B		HIALEAH	CONDOMINIUM		03/22/2005	\$29,700
3205 W 16TH AVE D		HIALEAH	CONDOMINIUM		12/04/2005	\$30,000
291 NW 177TH ST C		MIAMI	CONDOMINIUM		11/07/2005	\$30,000
1500 NE 127TH ST 3		NORTH MIAMI	CONDOMINIUM		03/29/2005	\$30,500
18707 NE 2ND AVE 9			CONDOMINIUM	2	05/02/2005	\$31,900
12590 NE 16TH AVE		NORTH MIAMI BEACH	CONDOMINIUM		08/22/2005	\$35,000
1360 W 41ST ST 103	012	NORTH MIAMI	CONDOMINIUM		08/26/2005	\$36,000
1201 NE 191ST ST G	217	HIALEAH	CONDOMINIUM	2	05/23/2005	\$36,000
		NORTH MIAMI BEACH	CONDOMINIUM	2	05/31/2005	\$36,250
303 NE 187TH ST 72		MIAMI	CONDOMINIUM	1	10/04/2005	\$38,000
291 NW 177TH ST C		MIAMI	CONDOMINIUM		07/29/2005	\$39,000
19080 NE 3RD CT 30	5	MIAMI	CONDOMINIUM		05/02/2005	\$39,200
3036 NW 51ST ST		MIAMI	SFR	3	09/09/2005	\$40,000
5031 NW 179TH TER		MIAMI GARDENS	SFR	3	07/26/2005	\$40,000
1500 NE 127TH ST 2		NORTH MIAMI	CONDOMINIUM	1	02/15/2005	\$40,000
251 NE 187TH ST 81		NORTH MIAMI BEACH	CONDOMINIUM	1	08/08/2005	\$40,000
13455 NE 10TH AVE	301	NORTH MIAMI	CONDOMINIUM	1	03/11/2005	\$40,000
3757 NW 23RD AVE		MIAMI	SFR	1	05/24/2005	\$40,000
1735 NE 164TH ST K	05	NORTH MIAMI BEACH	CONDOMINIUM	1	05/13/2005	\$40,000
3205 W 16TH AVE D	4	HIALEAH	CONDOMINIUM		11/07/2005	\$40,000
1368 NW 71ST ST		MIAMI	SFR	2	07/06/2005	\$41,000
291 NW 177TH ST C-	107	MIAMI	CONDOMINIUM		04/28/2005	\$41,000
251 NW 177TH ST A-	207	MIAMI	CONDOMINIUM		08/24/2005	\$43,000
18707 NE 2ND AVE 9	08	MIAMI	CONDOMINIUM		06/29/2005	\$45,000
7032 NW 2ND CT		MIAMI	SFR		12/07/2005	\$45,000
15600 NW 7TH AVE 5	17	MIAMI	CONDOMINIUM	1	06/15/2005	\$45,000
15600 NW 7TH AVE 7	09	MIAMI	CONDOMINIUM	1	04/08/2005	\$46,000
1607 NW 81ST ST 16	07	MIAMI	CONDOMINIUM	2	07/05/2005	\$47,000
1605 NW 81ST ST 16	05	MIAMI	CONDOMINIUM	2	07/05/2005	\$47,000
1603 NW 81ST ST 16	03	MIAMI	CONDOMINIUM	2	07/05/2005	\$47,000
1517 NW 81ST ST 15	7	MIAMI	CONDOMINIUM	2	07/05/2005	\$47,000
1505 NW 81ST ST		MIAMI	CONDOMINIUM	2	07/05/2005	\$47,000
1511 NW 81ST ST 15	1	MIAMI	CONDOMINIUM	2	07/05/2005	\$47,000
3205 W 16TH AVE B3	1	HIALEAH	CONDOMINIUM		12/06/2005	\$47,000
13655 NE 10TH AVE	06	NORTH MIAMI	CONDOMINIUM	1	07/22/2005	\$47,000
1503 NW 81ST ST		MIAMI	CONDOMINIUM	2	07/05/2005	\$47,000

Records: 41 - 80

Displaying Page: [<]1 2 3 4 5 6 of 6 [>]

#	Address	City	Land Use	Bed	Sale Date	Sale Price
1	18975 NE 2ND AVE 1208	MIAMI	CONDOMINIUM	1	04/18/2005	\$47,000
2	13390 NE 7TH AVE 401	NORTH MIAMI	CONDOMINIUM	1	05/03/2005	\$47,000
3	1002 NW 102ND ST	MIAMI	SFR	2	07/30/2005	\$47,300
1	6238 NW 1ST AVE	MIAMI	SFR	2	01/10/2006	\$48,000
5	10000 NW 80TH CT 2535	HIALEAH GARDENS	CONDOMINIUM	1	01/31/2005	\$48,000
6	20320 NE 2ND AVE 19	NORTH MIAMI BEACH	CONDOMINIUM	1	03/07/2005	\$48,000
7	291 NW 177TH ST C-216	MIAMI	CONDOMINIUM		06/15/2005	\$48,500
3	1939 NW 91ST ST	MIAMI	SFR	2	12/20/2005	\$49,000
1	16750 NE 10TH AVE 224	MIAMI	CONDOMINIUM	1	04/07/2005	\$50,000
)	16701 NE 14TH AVE 301	NORTH MIAMI BEACH	CONDOMINIUM		06/08/2005	\$50,000
	18707 NE 2ND AVE 917	NORTH MIAMI BEACH	CONDOMINIUM		09/27/2005	\$50,000
	2151 NW 60TH ST	MIAMI	SFR	2	10/13/2005	\$50,000
	1850 NE 169TH ST 109	NORTH MIAMI BEACH	CONDOMINIUM		02/11/2005	\$50,000
1	7460 TWIN SABAL DR	MIAMI LAKES	SFR	4	12/23/2005	\$50,000
	8415 NW 32ND AVE	MIAMI	SFR	2	02/28/2005	\$50,000
	18801 NE 2ND AVE 1016	MIAMI	CONDOMINIUM		08/15/2005	\$50,000
	1154 W 35TH ST 126	HIALEAH	CONDOMINIUM	1	04/20/2005	\$50,000
	4050 NW 135TH ST 7-11	OPA LOCKA	CONDOMINIUM	1	11/16/2005	\$50,000
	4050 NW 135TH ST 11-9	OPA LOCKA	CONDOMINIUM	2	07/15/2005	\$50,000
	4050 NW 135TH ST 2-1	OPA LOCKA	CONDOMINIUM	2	01/28/2005	\$50,000
	952 NE 199TH ST 2N	MIAMI	CONDOMINIUM	1	03/24/2005	\$50,000
	10000 NW 80TH CT 2304	HIALEAH GARDENS	CONDOMINIUM	2	06/09/2005	\$50,000
	271 NW 177TH ST B-209	MIAMI	CONDOMINIUM		10/14/2005	\$51,000
	1710 NW 68TH ST	MIAMI	SFR	2	05/18/2005	\$52,000
	130 NE 202ND TER S6	NORTH MIAMI BEACH	CONDOMINIUM	1	05/20/2005	\$52,000
	1475 NE 125TH TER 106A	NORTH MIAMI	CONDOMINIUM		01/26/2005	\$52,000
	15600 NW 7TH AVE 210	MIAMI	CONDOMINIUM	1	02/24/2005	\$52,000
	5690 W 12TH AVE	HIALEAH	SFR	3	09/30/2005	\$52,300
	505 NW 177TH ST 224	MIAMI	CONDOMINIUM	1	05/25/2005	\$52,500
	1010 NW 91ST ST	MIAMI	SFR	2	11/17/2005	\$53,000
	15600 NW 7TH AVE 112	MIAMI	CONDOMINIUM	1	04/27/2005	\$53,000
	650 NE 149TH ST A110	MIAMI	CONDOMINIUM	2	02/04/2005	\$54,000
	10090 NW 80TH CT 1235	HIALEAH GARDENS	CONDOMINIUM	1	01/27/2005	\$55,000
	395 NW 177TH ST 201	MIAMI	CONDOMINIUM	1	02/15/2005	\$55,000
	251 NE 187TH ST 816	MIAMI	CONDOMINIUM	1	04/15/2005	\$55,000
	15600 NW 7TH AVE 318	MIAMI	CONDOMINIUM	1	04/22/2005	\$55,000
	15600 NW 7TH AVE 209	MIAMI	CONDOMINIUM	1	05/16/2005	\$55,000
	160 ROYAL PALM RD 202	HIALEAH	CONDOMINIUM		03/01/2005	\$55,000
9	6625 W 4TH AVE 116	HIALEAH	CONDOMINIUM	2	06/17/2005	\$55,000
0	3066 NW 46TH ST	MIAMI	SFR	2	07/25/2005	\$55,000

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#	Address	City	Land Use	Bed	Sale Date	Sale Price
1	19001 NE 2ND AVE 1417	MIAMI	CONDOMINIUM	1	05/04/2005	\$55,000
2	115 NE 202ND TER M21	MIAMI	CONDOMINIUM	1	02/11/2005	\$55,000
3	13215 NE 6TH AVE 304	NORTH MIAMI	CONDOMINIUM	1	09/12/2005	\$55,000
4	2154 NW 64TH ST	MIAMI	SFR	2	12/02/2005	\$55,000
5	300 NE 191ST ST 218	MIAMI	CONDOMINIUM	1	03/25/2005	\$55,500
6	505 NW 177TH ST 101	MIAMI	CONDOMINIUM	1	03/18/2005	\$56,000
7	13725 NE 6TH AVE 302	NORTH MIAMI	CONDOMINIUM	1	02/09/2005	\$56,000
3	3920 NW 171ST ST	MIAMI GARDENS	SFR	3	11/18/2005	\$56,000
9	831 NE 123RD ST	NORTH MIAMI	SFR	4	07/22/2005	\$56,800
)	251 NW 177TH ST A-107	MIAMI	CONDOMINIUM		09/12/2005	\$57,000
1	2108 NW 152ND ST	OPA LOCKA	SFR	2	09/19/2005	\$57,500
2	301 NW 177TH ST 107	MIAMI	CONDOMINIUM	1	01/31/2005	\$57,500
3	775 NW 63RD ST	MIAMI	SFR	2	08/02/2005	\$57,800
4	505 NW 177TH ST 117	MIAMI	CONDOMINIUM	1	08/10/2005	\$58,000
5	1800 W 54TH ST 312	HIALEAH	CONDOMINIUM	2	02/18/2005	\$58,200
6	10000 NW 80TH CT 2135	HIALEAH	CONDOMINIUM	1	05/27/2005	\$58,400
7	13725 NE 6TH AVE 205	NORTH MIAMI	CONDOMINIUM	1	05/31/2005	\$58,500
3	1867 NW 68TH TER	MIAMI	SFR	2	02/28/2005	\$58,700
9	2237 NW 61ST ST	MIAMI	SFR	2	05/16/2005	\$60,000
00	1800 NW 119TH ST 103	MIAMI	CONDOMINIUM	3	10/13/2005	\$60,000
01	15600 NW 7TH AVE 109	MIAMI	CONDOMINIUM	1	01/09/2006	\$60,000
)2	443 NE 195TH ST 342	MIAMI	CONDOMINIUM	2	07/27/2005	\$60,000
03	15600 NW 7TH AVE 519	MIAMI	CONDOMINIUM	2	03/22/2005	\$60,000
)4	15600 NW 7TH AVE 406	MIAMI	CONDOMINIUM	1	08/11/2005	\$60,000
)5	15600 NW 7TH AVE 601	MIAMI	CONDOMINIUM	1	02/25/2005	\$60,000
06	1154 W 35TH ST 113	HIALEAH	CONDOMINIUM		05/04/2005	\$60,000
07	301 NW 177TH ST 134	MIAMI	CONDOMINIUM	1	04/14/2005	\$60,000
80	2402 NW 56TH ST	MIAMI	SFR	2	12/29/2005	\$60,000
9	2525 NW 55TH TER	MIAMI	SFR	2	09/27/2005	\$60,000
10	301 NW 177TH ST 227	MIAMI	CONDOMINIUM	1	06/29/2005	\$60,000
11	15600 NW 7TH AVE 309	MIAMI	CONDOMINIUM	1	07/07/2005	\$60,000
12	15600 NW 7TH AVE 815	MIAMI	CONDOMINIUM	1	06/06/2005	\$60,000
13	1560 NE 127TH ST 204	NORTH MIAMI	CONDOMINIUM	1	03/10/2005	\$60,000
14	726 NW 114TH ST	MIAMI	SFR	1	08/05/2005	\$60,000
15	1560 NE 127TH ST 205	NORTH MIAMI	CONDOMINIUM	1	05/27/2005	\$60,000
16	650 NE 149TH ST A-402	NORTH MIAMI	CONDOMINIUM	2	03/07/2005	\$60,000
17	20850 SAN SIMEON WAY 609-5	MIAMI	CONDOMINIUM	2	02/01/2005	\$60,000
18	15600 NW 7TH AVE 408	MIAMI	CONDOMINIUM	2	03/21/2005	\$60,000
19	1597 NW 82ND ST	MIAMI	SFR	3	05/04/2005	\$60,000
20	12105 NE 6TH AVE 301	NORTH MIAMI	CONDOMINIUM	1	10/14/2005	\$61,000

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#	Address	City	Land Use	Bed	Sale Date	Sale Price
121	2422 NW 57TH ST	MIAMI	SFR	2	04/01/2005	\$61,000
22	19105 NE 2ND AVE 2108	NORTH MIAMI BEACH	CONDOMINIUM	1	07/29/2005	\$61,000
23	15 NW 204TH ST 24	MIAMI	CONDOMINIUM	1	08/09/2005	\$61,500
24	13480 NE 6TH AVE 102	NORTH MIAMI	CONDOMINIUM	1	05/05/2005	\$62,000
25	13480 NE 6TH AVE 107	NORTH MIAMI	CONDOMINIUM	1	05/05/2005	\$62,000
26	13480 NE 6TH AVE 211	NORTH MIAMI	CONDOMINIUM	1	01/05/2006	\$62,000
27	20380 NW 7TH AVE C-105	MIAMI	CONDOMINIUM	1	01/24/2005	\$62,000
28	13480 NE 6TH AVE 106	NORTH MIAMI	CONDOMINIUM	1	05/10/2005	\$62,000
29	13480 NE 6TH AVE 109	NORTH MIAMI	CONDOMINIUM	1	03/15/2005	\$62,000
30	13480 NE 6TH AVE 309	NORTH MIAMI	CONDOMINIUM	1	01/27/2005	\$62,000
31	13480 NE 6TH AVE 215	NORTH MIAMI	CONDOMINIUM	1 '	02/16/2005	\$62,000
32	13215 NE 6TH AVE 208	NORTH MIAMI	CONDOMINIUM	1	11/14/2005	\$62,000
33	1480 NW 69TH ST	MIAMI	SFR	3	05/17/2005	\$62,000
34	2920 NW 135TH ST 3	OPA LOCKA	CONDOMINIUM	2	04/25/2005	\$62,500
35	2920 NW 135TH ST 2	OPA LOCKA	CONDOMINIUM	2	04/25/2005	\$62,500
36	2920 NW 135TH ST 1	OPA LOCKA	CONDOMINIUM	2	04/25/2005	\$62,500
37	2920 NW 135TH ST 6	OPA LOCKA	CONDOMINIUM	2	04/25/2005	\$62,500
38	2920 NW 135TH ST 5	OPA LOCKA	CONDOMINIUM	2	04/25/2005	\$62,500
39	2920 NW 135TH ST 4	OPA LOCKA	CONDOMINIUM	2	04/25/2005	\$62,500
40	15 NW 204TH ST 16	MIAMI	CONDOMINIUM	1	07/13/2005	\$63,000
41	10090 NW 80TH CT 1149	HIALEAH	CONDOMINIUM	1	06/07/2005	\$63,000
42	2006 YORK ST	OPA LOCKA	SFR	2	08/05/2005	\$63,000
43	20310 NE 2ND AVE 27	NORTH MIAMI BEACH	CONDOMINIUM	1	05/27/2005	\$64,500
44	6525 W 26TH DR 102-37	HIALEAH	CONDOMINIUM	2	08/04/2005	\$65,000
45	9110 NW 15TH AVE	MIAMI	SFR	2	06/13/2005	\$65,000
46	701 S ROYAL POINCIANA BLVD 4	MIAMI SPRINGS	CONDOMINIUM		06/14/2005	\$65,000
47	1855 W 62ND ST E108	HIALEAH	CONDOMINIUM		06/28/2005	\$65,000
48	1555 NW 62ND TER	MIAMI	SFR	2	10/14/2005	\$65,000
49	1777 NW 30TH ST	MIAMI	SFR	2	08/15/2005	\$65,000
50	4050 NW 135TH ST 10-10	OPA LOCKA	CONDOMINIUM	3	04/18/2005	\$65,000
51	13963 NE 2ND AVE 621	MIAMI	CONDOMINIUM	1	03/29/2005	\$65,000
52	13965 NE 2ND AVE 624	MIAMI	CONDOMINIUM	1	03/29/2005	\$65,000
53	300 NE 191ST ST 219	NORTH MIAMI BEACH	CONDOMINIUM	1	10/19/2005	\$65,000
54	13500 NE 3RD CT 312	NORTH MIAMI	CONDOMINIUM	1	07/07/2005	\$65,000
55	10090 NW 80TH CT 1312	HIALEAH	CONDOMINIUM	1	04/08/2005	\$65,000
56	18975 NE 2ND AVE 1224	NORTH MIAMI BEACH	CONDOMINIUM	2	05/11/2005	\$65,000
57	920 NE 169TH ST 610	MIAMI	CONDOMINIUM	1	02/08/2005	\$65,000
58	70 NE 202ND TER T5	MIAMI	CONDOMINIUM	1	08/16/2005	\$65,000
159	13967 NE 2ND AVE 6-2-3	MIAMI	CONDOMINIUM	1	03/29/2005	\$65,000
160	1400 NE 169TH ST 107	NORTH MIAMI BEACH	CONDOMINIUM		01/28/2005	\$65,000

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#	Address	City	Land Use	Bed	Sale Date	Sale Price
61	135 NE 202ND TER N21	NORTH MIAMI BEACH	CONDOMINIUM	1	05/13/2005	\$65,000
62	13101 MEMORIAL HWY 217	NORTH MIAMI	CONDOMINIUM	1	06/16/2005	\$65,000
33	13480 NE 6TH AVE 306	NORTH MIAMI	CONDOMINIUM	1	11/18/2005	\$65,000
64	173 NE 159TH ST	MIAMI	SFR	2	03/24/2005	\$65,000
65	2250 W 5TH WAY	HIALEAH	SFR	2	10/13/2005	\$65,000
66	121 NE 204TH ST 20	MIAMI	CONDOMINIUM	1	05/02/2005	\$65,000
7	1620 NW 41ST ST	MIAMI	SFR	3	08/12/2005	\$65,000
8	395 NW 177TH ST 138	MIAMI	CONDOMINIUM	1	07/22/2005	\$65,000
9	12105 NE 6TH AVE 205	NORTH MIAMI	CONDOMINIUM	1	02/09/2005	\$65,500
0	20490 NW 7TH AVE 5	MIAMI	CONDOMINIUM	1	07/21/2005	\$66,000
1	920 NE 169TH ST 207	NORTH MIAMI BEACH	CONDOMINIUM	1	05/31/2005	\$66,000
2	301 NW 177TH ST 204	MIAMI	CONDOMINIUM	2	02/15/2005	\$66,000
3	12 NE 204TH ST 15	MIAMI	CONDOMINIUM	1	04/28/2005	\$66,000
4	20120 NE 2ND AVE W21	NORTH MIAMI BEACH	CONDOMINIUM	1	05/12/2005	\$66,000
5	300 NE 125TH ST 307	NORTH MIAMI	CONDOMINIUM	1	01/28/2005	\$66,800
6	20251 NE 2ND AVE 4	MIAMI	CONDOMINIUM	1	05/06/2005	\$66,900
7	20490 NW 7TH AVE 16	MIAMI	CONDOMINIUM	1	02/24/2005	\$67,000
8	395 NW 177TH ST 215	MIAMI	CONDOMINIUM	1	11/21/2005	\$67,000
9	52 NE 204TH ST 3	NORTH MIAMI BEACH	CONDOMINIUM	1	03/31/2005	\$67,000
0	50 NW 204TH ST 35	MIAMI	CONDOMINIUM	1	04/08/2005	\$67,000
1	20275 NE 2ND AVE 12	MIAMI	CONDOMINIUM	1	03/08/2005	\$67,000
2	12590 NE 16TH AVE 312	NORTH MIAMI	CONDOMINIUM		03/28/2005	\$67,500
3	11 NE 204TH ST 16	MIAMI	CONDOMINIUM	1	03/07/2005	\$67,500
4	16450 NW 2ND AVE 202	MIAMI	CONDOMINIUM		06/30/2005	\$67,900
5	16450 NW 2ND AVE 304	MIAMI	CONDOMINIUM		06/30/2005	\$67,900
6	4050 NW 135TH ST 18-2	OPA LOCKA	CONDOMINIUM	2	06/28/2005	\$68,000
7	110 NE 133RD ST	NORTH MIAMI	SFR	2	05/05/2005	\$68,000
8	20275 NE 2ND AVE 15	MIAMI	CONDOMINIUM	1	03/23/2005	\$68,000
9	3143 NW 213TH ST	MIAMI GARDENS	SFR	2	04/23/2005	\$68,000
0	2354 NW 56TH ST	MIAMI	SFR	3	11/15/2005	\$68,000
1	101 NW 204TH ST 31	MIAMI	CONDOMINIUM	1	09/19/2005	\$68,000
2	12500 NE 15TH AVE 211	NORTH MIAMI	CONDOMINIUM		03/11/2005	\$68,000
3	15600 NW 7TH AVE 703	NORTH MIAMI BEACH	CONDOMINIUM	2	04/06/2005	\$68,000
4	1700 NE 191ST ST 501	MIAMI	CONDOMINIUM	1	02/17/2005	\$68,000
5	122 NE 204TH ST 10	NORTH MIAMI BEACH	CONDOMINIUM	1	04/15/2005	\$68,000
6	52 NE 204TH ST 29	MIAMI	CONDOMINIUM	1	04/05/2005	\$68,500
7	20327 NE 2ND AVE 15	MIAMI	CONDOMINIUM	1	05/06/2005	\$68,900
8	6915 NW 5TH CT	MIAMI	SFR	3	12/12/2005	\$69,000
9	13961 NE 2ND AVE 6-2-2	MIAMI	CONDOMINIUM	1	11/30/2005	\$69,000
0	20230 NE 2ND AVE U18	MIAMI	CONDOMINIUM	1	08/31/2005	\$69,000

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#	Address	City	Land Use	Bed	Sale Date	Sale Price
201	20120 NE 2ND AVE W-4	MIAMI	CONDOMINIUM	1	05/20/2005	\$69,500
02	13500 NE 3RD CT 117	NORTH MIAMI	CONDOMINIUM	1	01/26/2005	\$69,500
03	3060 NW 44TH ST	MIAMI	SFR	6	04/07/2005	\$69,700
04	303 NE 187TH ST 704	MIAMI	CONDOMINIUM	1	07/11/2005	\$69,900
05	75 NE 202ND TER P-1	NORTH MIAMI BEACH	CONDOMINIUM	1	04/27/2005	\$69,900
06	20490 NW 7TH AVE 12	MIAMI	CONDOMINIUM	1	05/19/2005	\$70,000
07	2021 RUTLAND ST	OPA LOCKA	SFR	2	03/09/2005	\$70,000
80	5824 NW 21ST AVE	MIAMI	SFR	2	12/23/2005	\$70,000
9	7714 NW 14TH CT	MIAMI	SFR	1	01/03/2006	\$70,000
10	20500 NW 7TH AVE 4	MIAMI	CONDOMINIUM	1	05/19/2005	\$70,000
11	165 NE 203RD TER 20	MIAMI	CONDOMINIUM	1	07/29/2005	\$70,000
12	5930 NW 19TH AVE	MIAMI	SFR	3	06/20/2005	\$70,000
13	55 NW 204TH ST 17	MIAMI	CONDOMINIUM	1	09/22/2005	\$70,000
14	505 NW 177TH ST 241	MIAMI	CONDOMINIUM	1	12/01/2005	\$70,000
15	303 NE 187TH ST 710	MIAMI	CONDOMINIUM	2	03/17/2005	\$70,000